

I N S T R U C T I O N S

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R E G I S T R I N G

518.4.23.

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DEEDS, CONVEYANCES, WILLS,

AND OTHER INCUMBRANCES,

Affecting Estates in the County of Middlesex;

W I T H

PRECEDENTS OF MEMORIALS of every Kind,
made use of for the Registering of such DEEDS,
CONVEYANCES, WILLS, &c.

A N D

AFFIDAVITS of the due Execution of such Deeds,
and Memorials executed in the Country;

A N D A L S O ;

The Form of Discharging Mortgages by Certificate; with
an Affidavit of the due Execution thereof, where the
Parties live at a Distance from London.

BY WILLIAM RIGGE,

DEPUTY REGISTER for the County of MIDDLESEX.

L O N D O N ;

Printed by T. SHERLOCK, St. Martin's Street.

MDCCLXXVIII.

INSTRUMENTS

FOR

REGISTERING

DEEDS, CONVEYANCES, WILLS,

AND OTHER INSTRUMENTS,

in the County of Middlesex;

WITH

REGULATIONS OF THE

REGISTERING OFFICE,

CONVEYANCES, WILLS, &c.

AND

REGULATIONS OF THE

REGISTERING OFFICE,

AND ALSO,

REGULATIONS OF THE

REGISTERING OFFICE,

AND ALSO,

WILLIAM RIGGS,

REGISTERING OFFICE,

AND

REGISTERING OFFICE,

AND

TO THE PUBLIC.

FROM the frequent solicitations of several Gentlemen in the profession of the Law, and from the numberless inconveniences daily arising through the want of a regular set of precedents, and a proper attention to the Act of Parliament for Registering of Deeds and other Incumbrances affecting Estates within the County of Middlesex; I have at length been induced to publish the following remarks upon that Act of Parliament: And as there are no precedents of Memorials hitherto published, or any Instructions given which can at all be relied on, I am induced to believe that a regular set of Precedents, and a few plain directions for the transacting of the different business respecting the Registering of Deeds, &c. may not be altogether unworthy the notice of the Public at large; but I flatter myself it will be found particularly useful in the office of every Gentleman in the profession of the Law, as the Instructions here laid down

iv T O T H E P U B L I C .

down will enable a Clerk of the meanest capacity to prepare the Memorials, and to complete the Registering of all kinds of Deeds, &c. without any other assistance, and that in a more correct and concise manner than has hitherto been made use of; and will I hope be a means of avoiding those frequent errors which daily arise, either from following imperfect precedents, or from an inattention to the forms prescribed by the Act of Parliament. If my endeavours should in any wise contribute to the convenience or utility of the Public, or to that particular profession of which I have the honour to be a member, I shall think myself peculiarly happy; and am,

The Public's most obedient;

humble Servant,

New Inn,

April 2, 1778.

WILLIAM RIGGE.

I N S T R U C -

INSTRUCTIONS

FOR

REGISTRING DEEDS, &c.

*Remarks upon the Act of Parliament of the 7th
of Queen Ann, for the public REGISTRING
OF DEEDS, &c. within the County of
Middlesex.*

BY the above Act of Parliament it is enacted, that Memorials of all Deeds, Conveyances, Wills, and other incumbrances, which shall be made of, or that may any ways affect, any honors, manors, lands, tenements, or hereditaments, within the County of Middlesex, after the 29th day of Sept. 1709, shall be registered

B

as

as therein directed ; and in case of neglect ; shall be deemed fraudulent and void against any subsequent purchaser or mortgagee for a valuable consideration, who shall have pursued the directions of the said Act.

Of Memorials of Deeds.

A Memorial, as it is to be understood in this case, is a short abstract or epitome of the Deed from which it is taken, reduced into writing, upon a plain piece of parchment, without any stamp, and is to contain

*Contents of
Memorial.*

1st. The date of such Deed.

2d. The names and additions of all the parties to the Deed.

3d. The premises to be affected by the Deed, which are to be described, if not *verbatim*, at least to the same effect as in such Deed (except in cases where the same premises have been described in a former Memorial) in which case, a reference to the day on which such former Memorial was registered, and the book and number wherein the same was entered, will answer the purpose of transcribing all the parcels in the Memorial. As in precedent No. 4.

4th.

4th. The names of *all* the witnesses who shall appear upon the Deed, with the places of their abode, and their respective occupations; and if clerks, or servants, it is necessary they should be so described, with the names and additions of the persons to whom they are so clerks, or servants.

Witnesses names
and additions.

N. B. There is another very essential part of the Memorial, which is not so strongly enforced by the Act of Parliament, but which, nevertheless, I would recommend always to be inserted, and indeed there are few persons who have not experienced the inconvenience of its being omitted. This is the explaining the nature of the Deed, whether it is a Mortgage, or an absolute Conveyance, or what other kind of Deed, and what is the consideration paid. The purpose that the omitting this part of the Memorial is to answer I cannot find out, as no person would either purchase, or advance money upon an estate, where he finds an incumbrance, till he is satisfied what that incumbrance is; and therefore, the endeavouring to conceal that part of the Deed will always create a suspicion, or at least be construed as a want of candor, without answering any good purpose whatever. I have therefore

The nature of
the Deed, and
the considera-
tion paid.

prepared the following precedents, as full and satisfactory in every particular, as the generality of the gentlemen of the profession expect to meet with Memorials, and as I firmly believe the legislature intended they should be.

Where more Deeds than one to perfect a Conveyance, the parcels only to be described in the first.

Where there are more Deeds than one to perfect a Conveyance, or Mortgage, such as Lease for a Year, Release, Bargain and Sale, and Assignment of a Term, it is not necessary to set out the parcels affected by such Conveyance, or Mortgage, in the Memorial of each Deed, but only in the first, with references to that in the Memorials of the others.—*Vide* Precedents, No. 7, 8, and 9.

Having explained the nature and contents of the Memorial of a Deed, it now becomes necessary to point out the mode of registering the same, and the forms to be observed therein.

Memorial to be under hand and seal of Grantor, or Grantee, in the presence of two Witnesses.

One of them to be a Witness to the Deed.

The Memorial is to be under the hand and seal of some, or one of the *Grantors*, or *Grantees*, in the Deed, his or their *Heirs*, *Executors*, *Administrators*, *Guardians*, or *Trustees*, attested by *two Witnesses*; one of such Witnesses to be a Witness to the execution of the Deed referred to in such Memorial, by *some or one* of the Parties.

The

The Oath taken by the Witness, in order to have the same registered, being to the following effect:

“ You swear you saw this Memorial
 “ signed and sealed, and the Deed
 “ to which it refers duly executed.”

Oath to be taken
 by the Witness.

N. B. Deeds are sometimes omitted to be registered till all the Parties to such Deed are dead, in which case, the *Heir, Executor, Administrator, Guardian, or Trustee*, of either *Grantor* or *Grantee* in such Deed, may execute the same, and sign and seal a Memorial for the purpose of registering thereof; and the Witnesses to the execution of the Deed and Memorial, by such *Heir, Executor, Administrator, Guardian, or Trustee*, may safely make Oath to such execution, so as to have the same registered.—See Precedent, No. 11.

Where all the
 Parties to a
 Deed are dead,
 Heir, &c. may
 register.

Where some of the Parties to a Deed live in the country, and others in town, it becomes necessary to remind the Attorney, or other person, employed to get such Deed executed by the Parties in the country, to add the places of abode, and the occupations of the Witnesses to such execution, opposite their names, upon the back of the Deed, in order that they may be properly described

Where some of
 the Parties live
 in the country,
 Witnesses to add
 the places of
 their abode, &c.

described in the Memorial; and indeed, if every person who attests the execution of any Instrument, was to add the place of his abode, and occupation, it would prevent a number of inconveniences which daily happen from its being neglected,

If any of the Parties live in town, no need of Affidavit being sent into the country.

Where any one of the Parties to a Deed, whether *Grantor* or *Grantee*, lives in town, there is no necessity for an Affidavit to be sent into the country, as the Party living in town, executing the Deed, and signing and sealing a Memorial, will be sufficient to get the same registered.

Witnesses all dead, or not to be met with, Deed to be re-executed.

Where Deeds have been neglected to be registered till all the Witnesses are dead, or are not conveniently to be met with, let one of the Parties re-execute the Deed, and sign and seal a Memorial, in the presence of other Witnesses, by which means the Deed may be registered.

All the Parties living in the country, an Affidavit to be made on treble six-penny stamp parchment, and sworn before a Master Extra. in Chancery.

Where all the Parties to a Deed live at a distance from London, an Affidavit must be made upon a *treble six-penny stamp piece of parchment*, of the due execution of such Deed and Memorial, which Affidavit must be sworn before a *Master Extraordinary, in the High Court of Chancery*; the form of which, see Precedent, No. 16.

Copyhold

Copyhold Estates, Leases at a Rack-Rent, Leases not exceeding 21 years, where the actual possession and occupation goeth along with the Lease, and Chambers in Serjeants Inn, and the Inns of Court and Chancery; are excepted out of the Registering Act.

Estates excepted out of this Act.

The above exception plainly shews, that all beneficial Leases, however short the term, ought to be registered, as the principal intention of this Act was to make it operate as notice to subsequent purchasers; or mortgagees, so that whenever a property is conveyed, for which a consideration is given, it immediately becomes necessary to give notice of such Conveyance by registering the same, in order to prevent its being defeated by a subsequent Conveyance registered.

All beneficial Leases, whatever the term, ought to be registered,

to operate as notice.

N. B. The Deed, or Deeds, referred to in the Memorials are to be left with the Register at the time of leaving such Memorials; upon which, he will endorse a Certificate of the day, and hour, the same are registered, and the book and number wherein the same are entered, which will be ready to be delivered out of the Office on the sixth day from the day on which the same

Deeds, to be left with the Register, who will endorse the same with the time of their being registered,

and will deliver them out on the 6th day from the day they shall be sworn to, if no holiday intervene.

same shall have been sworn to, provided no holiday shall happen to intervene.

Of Wills and Probats.

Memorials of
Wills to be upon
parchment,

Memorials of Wills, &c. are to be upon plain parchment, as those of Deeds, and are to contain

1st. The date of the Will.

2d. The Testator or Testatrix's name and place of abode, as described in such Will.

3d. The premises affected by such Will.

4th. The names and additions of all the Witnesses thereto, with their then places of abode.—The form of which, see No. 17.

under the hand
and seal of a
Devisee, his
Heir, &c.

attested by two
Witnesses, one
of whom shall
prove such sign-
ing and sealing,
upon Oath.

This Memorial must be under the hand and seal of some or one of the *Devisees*, his or their *Heirs*, *Executors*, or *Administrators*, *Guardians*, or *Trustees*, attested by *two Witnesses*, one whereof shall, upon his Oath, prove the signing and sealing of such Memorial only.

The Will, Pro-
bat, or Office
Copy, to be left
with the Regis-
ter.

The *Will*, or *Probat*, or an *Office Copy* thereof, must be produced at the time of registering the same; upon which, the Register will endorse a Certificate of the time the

the same is registered, and of the book and number wherein the same is entered.

Memorials of Wills registered as aforesaid within the space of six months after the death of every respective Devisor, or Testatrix, dying within the kingdom of Great Britain, or within the space of three years after the death of every respective Devisor, or Testatrix, dying upon the sea, or in any part beyond the seas, shall be as valid and effectual against subsequent purchasers, as if the same had been registered immediately after the death of such respective Devisor, or Testatrix.

In case the Devisee, or person or persons interested in the honors, manors, lands, tenements, or hereditaments, devised by any such Will as aforesaid, by reason of the concealment, or suppression, or contesting such Will, or other inevitable difficulty, without his, her, or their wilful neglect and default, shall be disabled to exhibit a Memorial for the registry thereof, within the respective times above specified; and that a Memorial shall be entered of such contest, or other impediment, within the space of two years after the death of such Devisor, or Testatrix,

Devisor, &c. dying within the kingdom, Will to be registered within six months after decease.

Within three years after decease, where Devisor, &c. dies upon, or beyond sea.

Where Devisee, &c. disabled from registering Will by concealment, &c.

a Memorial of such concealment, &c. to be registered within two years after decease.

and Memorial
to be registered
within six months
after removal of
impediment.

who shall die within the kingdom of Great Britain, or within the space of four years next after the decease of such person who shall die upon the sea, or beyond the seas, then, and in such case, the registry of the Memorial of such Will, within the space of six months next after his, her, or their attainment of such Will, or a Probat thereof, or removal of the impediment whereby he, she, or they, were disabled, or hindered, to exhibit such Memorial, shall be a sufficient registry within the meaning of the Act of Parliament.

No purchaser to
be defeated, un-
less Will be re-
gistered within
five years.

In case of any concealment, or suppression of any Will, or Devise, no purchaser, or purchasers, shall be defeated in his, or their purchase, unless the Will be actually registered within five years after the death of the Devisor, or Testatrix.

Of Judgments.

No Judgment,
Stat. or Recog.
(except, &c.) to
affect estates in
Middlesex,

No Judgment, Statute, or Recognizance, except such as shall be entered into in the name, and upon the proper account of his Majesty, his Heirs, and Successors, which shall be obtained, or entered into, after the 29th of Sept. 1709, shall affect, or bind any honors, manors, lands, tenements, or hereditaments, within

within the County of Middlesex, but only from the time that a Memorial of such *Judgment, Statute, or Recognizance*, shall be registered.—The form of which see No. 12.

but only from the time they shall be registered.

The Memorial of a Judgment is to be ingrossed upon a treble six-penny piece of parchment (for the purpose of making the Affidavit hereafter mentioned) and is to contain,

Memorial to be upon treble six-penny parchment.

1st. The Court in which the Judgment is obtained, and of what Term.

2d. The names and additions (if any be in such Judgment) of the Plaintiffs and Defendants.

3d. The sum, or sums, recovered by such Judgment.

4th. The day and year on which such Judgment was signed.

A Certificate of the time of signing such Judgment must be wrote underneath the Memorial, at the distance of about an inch, which must be signed by the proper officer of the Court wherein the Judgment is obtained, who, in the Court of King's Bench, is the Deputy, or Secondary, of the Chief

Certificate of the time of signing Judgment,

to be signed,

in K. B. by the Secondary;

Clerk, called the Master of the King's Bench Office, or his Assistant, or, in their absence, the Clerk of the Docquets ;

in C. P. by the Prothonotary ;

In the Common Pleas, the Prothonotary, or his Deputy ; and

in Exchequer of Pleas by the Cl. of the Pleas.

In the Exchequer of Pleas, the Clerk of the Pleas, or his Deputy.

Affidavit of seeing such Officer sign the Certificate, to be sworn before a Judge of the Court, or a Master in Chancery.

Underneath such Certificate, at the distance of about an inch, must be ingrossed an Affidavit of seeing the proper Officer sign such Certificate, which affidavit must be sworn, either before a Judge of the Court where such Judgment is obtained, or before a Master in Chancery.—For the form see No. 12.

Of discharging Mortgages by Certificate.

Certificates to discharge a Mortgage, to be under hand of Mortgagee, &c.

attested by two Witnesses :

In case of Mortgages, whereof Memorials have been registered : If at any time afterwards, a Certificate shall be produced, under the hand of the Mortgagee, or Mortgagees, in such Mortgage, his, her, or their *Executors, Administrators, or Assigns*, and attested by two Witnesses, whereby it shall appear, that all monies due upon such Mortgage, have been paid and satisfied in discharge thereof ; which *Witnesses* shall, upon their

Oaths,

Oaths, before the said Register, prove such monies to be satisfied, or paid, accordingly; and that they saw such Certificate signed by the said Mortgagee, or Mortgagees, his, her, or their *Executors, Administrators, or Assigns*.—The form of which Oath, see below.

Who shall both swear to the signing of such Certificate, and to the acknowledging of satisfaction,

N. B. In the County of York, the Certificates are to be under the hands of both Mortgagor and Mortgagee.

How in Yorkshire.

“ You severally swear, you saw A. B.
“ sign this Certificate, and heard
“ him, at the same time acknowledge,
“ all monies due upon the within-
“ mentioned Mortgage, to be fully
“ paid and satisfied.”

Form of the Oath to Certificates.

Upon which, the said Register shall make an entry, in the margin of the book wherein such Mortgage shall be registered, that the same was satisfied and discharged, according to such Certificate, and shall file such Certificate to remain upon record in the said Register-Office. The form of such Certificate, see No. 13.

Upon which the Register will discharge the same in the book;

The Register, upon producing the Deed so to be discharged, will indorse his Certificate thereupon, certifying the discharge of such

and, upon producing the Deed, will indorse a Certificate of its being discharg'd

such Mortgage, pursuant to the Directions of the Act of Parliament.

Where Mortgagee lives in the Country,

Affidavit to be made upon treble sixpenny stamp parchment, and sworn before a Master Extra. in Chancery.

In cases where the Mortgagee, or Mortgagees, his or their Executors, Administrators, or Assigns, shall happen to reside at a distance from London, an Affidavit must be made upon a treble sixpenny piece of parchment, and sworn before a Master Extraordinary in Chancery. The form of which see No. 15.

*The Register, or his Deputy, attends the Office,
which is at present in Bell-Yard, near
Carey-Street, every Day, Sundays and the
following Holidays excepted.*

- January* 1. Circumcision.
6. Epiphany.
18. Queen's Birth-Day.
25. Conversion of St. Paul.
30. K. Charles's Martyrdom.
- February* 2. Purif. Virgin Mary.
Shrove-Tuesday.
Ash-Wednesday.
24. St. Matthias.
- March* 25. Lady-Day.
Good-Friday.
- April* Easter-Week.
23. St. George.
25. St. Mark.
- May* 1. St. Phil. and James.
4. Ascension-Day.
Whitsun-Week.
29. K. Char. II. Rest.
- June* 4. K. Geo. III. born.
10. Prs. Amelia born.

June 11.

- June* 11. St. Barnabas.
 24. St. John Bapt.
 29. St. Peter and Paul.
- July* 25. St. James.
- August* 1. Lammas-Day.
 11. Prs. Brunf. born.
 12. Pr. Wales born.
 24. St. Bartholomew.
- September* 2. London burnt.
 18. K. Geo. I. and II. landed.
 21. St. Matthew.
 22. K. Geo. III. crowned.
 29. St. Michael.
- October* 18. St. Luke.
 25. K. Geo. III. Inaug.
 26. K. Geo. III. Procl.
 28. St. Simon and Jude.
- November* 1. All Saints.
 2. All Souls.
 4. K. Will. born.
 5. Powder-Plot.
 7. D. Cumb. born.
 9. Lord-Mayor's Day.
 17. Q. Eliz. Access.
 25. D. Gloc. born.
 30. St. Andrew.
- December* 21. St. Thomas.
 25. Christmas-Day
And the rest of the Month.

P R E C E D E N T S

O F

M E M O R I A L S, &c.

No. I.

Memorial of a Lease.

A Memorial to be registered pursuant to
Act of Parliament, &c. of

DOE } An Indenture, bearing date the
and } day of in the year of our Lord
ROE. }
17 made between *John Doe*, of
in the county of Esq. of the
one part, and *Richard Roe*, of
in the county of Esq. of the
other part; whereby the said *John Doe* did
demise to the said *Richard Roe*, all that mes-
suage or tenement, &c. (*here set out the*
parcels, with their boundaries and dimen-
D sions,

To all Memo-
rials leave a
margin of an
inch and an half.

sions, as in the Lease, 'till you come to the general words, which you omit, and then proceed as follows) To hold to the said *Richard Roe*, his Executors, &c. from the day of last past, for the term of years, at and under the rent of a pepper-corn, for the first years of the term, and at and under the yearly rent of for the remainder of the said term ; which said Indenture of Lease, as to the execution thereof by the said *John Doe*, is witnessed by A. B. of Street, in the parish of in the county of Middlesex, gentleman, and C. D. of the same place, his clerk ; and as to the execution thereof by the said *Richard Roe*, is witnessed by E. F. of Street, in the parish of gentleman, and G. H. of Street, in the parish of gentleman ; and is hereby required to be registered by the said (*John Doe, or Richard Roe, as the case may be*) as witness his hand and seal.

Signed and sealed in the presence of A. B. C. D. JOHN DOE.

All the Witnesses, with their additions.

Memorial may be under the hand and seal of either Lessor or Lessee, as is most convenient.

Two Witnesses to a Memorial, one of whom to be a Witness to the Deed.

N. B. There must be two Witnesses to a Memorial ; one whereof must be a Witness to the Execution of the Deed, by some or one of the parties to such Deed.

Where

Where an Assignment is registered at the same time with the Lease, the following is the form of the Memorial, which you ingross on the same piece of parchment with the foregoing Memorial, at the distance of about two inches, to give room to the party and witnesses to sign their names.

No. II.

A Memorial to be registered of

ROE } An Indenture, bearing date the
 and } day of in the year of our Lord
 N. } 17 made between the above-named
 Richard Roe, of the one part, and N. N.
 of in the county of
 gentleman, of the other part; whereby the
 said Richard Roe, in consideration of 500 l.
 did assign to the said N. N. all and singular
 the premises mentioned in the above Memorial,
 to hold to the said N. N. his Executors, &c.
 for the remainder of the term, by the above-mentioned
 Indenture of Lease demised (*if an absolute Assignment*)
 subject to the Rent and Covenants in the said Indenture
 of Lease contained (*and if an Assignment, by way of Mortgage, then say*)
 subject to Redemption, upon payment by

the said *Richard Roe* to the said N. N. of the said sum of 500 l. with lawful Interest for the same, as therein mentioned ; which said Indenture is witnessed by the above-named A. B. and C. D. and is hereby required to be registered by the said *Richard Roe*, as witness his hand and seal.

RICHARD ROE.

*Signed and sealed in
the presence of* A. B.
C. D.

No. III.

*A Memorial of an Assignment of a Lease which
has already been registered.*

A Memorial to be registered, &c. of

DOE } An Indenture, bearing date the
and } day of in the year of our Lord
ROE. }
17 made between *John Doe*, of
in the county of gentleman, of
the one part, and *Richard Roe*, of
in the county of gentleman, of
the other part ; whereby the said *John Doe*,
in consideration of the sum of 300 l. did
assign to the said *Richard Roe*, all and sin-
gular the premises, situate in the parish of
in the county of Middlesex,
mentioned and described in an Indenture of
Lease,

Lease, bearing date the day of
 17 made between A. B. of
 in the county of gentleman,
 of the one part, and C. D. of
 in the county of gentleman,
 of the other part; a Memorial whereof was
 registered on the day of
 17 in B. No. to hold to the
 said *Richard Roe* (as in the last Precedent).

No. IV.

Of a Deed Poll, indorsed upon a Deed, which
has been registered.

A Memorial to be registered, &c: of

D. } A Deed Poll, bearing date the
and }
F. } day of in the year of our Lord
17 indorsed upon an Indenture, bearing
date the day of 17
and made between A. B. of
in the parish of in the county
of gentleman, of the one part,
and C. D. of in the parish of
 in the county of
gentleman, of the other part; by which
Deed Poll the said C. D. did assign to E. F.
of in the parish of
in the county of gentleman,
all

all and singular the premises in the said Deed mentioned and contained; situate in the parish of _____ in the county of Middlesex, and more particularly described in a Memorial of the said Indenture, registered on the _____ day of _____ 17 B. No. _____ to hold to the said E. F. (as in Precedent No. 2).

No. V.

Another, being a further Charge, by way of Mortgage.

A Memorial to be registered pursuant to Act of Parliament, &c. of

DOE } A Deed Poll, bearing date the
^{and} } day of _____ in the year of our Lord
 ROE. } 17 indorsed upon an Indenture, bearing
 date the _____ day of _____ 17
 and made between *John Doe*, of the parish of _____ of _____ in the county of _____ gentleman, of the one part, and *Richard Roe*, of the parish of _____ in the county of _____ gentleman, of the other part; a Memorial whereof was registered on the _____ day of _____ 17 B. No. _____ by which said Deed Poll the said *John Doe* did charge all and

and singular the premises, situate in the parish of in the county of Middlesex, in the said Deed mentioned, with the payment to the said *Richard Roe*, his Executors, &c. of the further sum of 500 l. with lawful Interest for the same, as therein mentioned; which said Deed Poll is witnessed by A. B. of &c. and C. D. of &c. and is hereby required to be registered by the said *John Doe*, as witness his hand and seal.

JOHN DOE.

*Signed and sealed in
the presence of* A. B.
 C. D.

No. VI.

Of a Grant of an Annuity.

A Memorial to be registered, &c. of

B. } An Indenture, dated the day of
and }
F. } in the year of our Lord 17 made
between A. B. of &c. of the first part,
C. D. of &c. of the second part, and E. F.
of &c. of the third part; whereby
the said A. B. in consideration of £
paid to him, by the said C. D. did charge,
and make chargeable, all that Messuage,
&c. (*here describe the parcels as in the*
 Deed,

Deed, unless they have been registered before, in which case, follow the words of the precedent, No. 3, viz.) all and singular the Premises, situate in the parish of

in the County of Middlesex, (and so on to the habendum; and then proceed thus) with the payment of an Annuity or yearly sum of £ of lawful money of Great-Britain, to the said C. D. during the term of the natural life of the said E. F. payable quarterly, as therein mentioned; which said Indenture is witnessed by A. B. of gentleman, and C. D. of gentleman, and is hereby required to be registered, by the said E. F. as witness his hand and seal. E. F.

*Signed and sealed in
the presence of G. H.
I. K.*

No. VII.

Of Indentures of Lease and Release.

A Conveyance in Fee.

A Memorial to be registered, &c. of

*— } Indentures of Lease and Release, bear-
and } ing date respectively, the and
days of in the year of our Lord
17 The Lease made between, &c. and
the*

the Release made between, &c. (*take the parties from the Deeds*) whereby the said A. B. in consideration of the sum of £ of lawful money of Great-Britain, to him in hand paid by the said did grant, bargain, sell, and release unto the said his heirs, &c. all that, &c. (*here describe the parcels, or refer to a Deed where the same premises are described, and then go on*) To hold to the said his Heirs, and Assigns for ever (*if subject to any outgoing or incumbrance, here insert it*) which said Indenture of Lease, as to the Execution thereof, is witnessed by of and of and which said Indenture of Release is witnessed by of and of and is hereby required to be registered, &c.

N. B. If a Bargain and Sale accompanies the Conveyance, the best mode is, to ingross the Memorial of the Bargain and Sale upon the same piece of parchment with the Lease and Release; and where there is an Assignment of a Term, that will come best underneath the Bargain and Sale, as one description of the parcels will be sufficient to register all the four Deeds, (*as for example*)

E

No.

No. VIII.

Of a Bargain and Sale to follow Lease and Release.

A Memorial to be registered, &c. of

— } An Indenture, bearing date the
^{and} } day of in the year of our Lord
 17 made between the above-named, &c.
(as in the Lease and Release) purporting to
 be a Bargain and Sale, intended to be in-
 rolled in the Court of of
 and concerning the same Premises men-
 tioned and contained in Indentures of Lease
 and Release, Memorials whereof are regis-
 tered at the same time herewith; which said
 Indenture is witnessed by of
 gentleman, and of
 gentleman; and is hereby required to be
 registered, &c.

No. IX.

*Of an Assignment of a Term to attend the In-
 heritance of the same Premises, to follow the
 Bargain and Sale.*

A Memorial to be registered, &c. of

— } An Indenture, bearing date the
^{and} } day of in the year of our Lord

17 made between, &c. (*here insert the parties to the Deed, with the addition of those who are not parties to any of the foregoing Deeds, and then proceed thus*;) purporting to be an Assignment of a Term, to attend the Inheritance, of and concerning the same Premises mentioned and contained in the Memorial of an Indenture of Lease for one year, made between, &c. (*here insert the parties to the Lease for a year, and then proceed thus*). A Memorial whereof is registered at the same time herewith, which said Indenture is witnessed by,

of gentleman, and
of gentleman; and is hereby
required to be registered by the said
as witness his hand and seal.

Signed and sealed in

the presence of A. B.

C. D.

No. X.

*Of Indentures of Lease and Release by way of
Mortgage.*

A Memorial to be registered, &c. of

B. } Indentures of Lease and Release, bear-
and }
D. } ing date respectively, the and
days of in the year of our

E 2

Lord

Lord 17 the Lease made between A. B. &c. and the Release made between A. B. &c. (*describe the parties as in the Deeds*) whereby the said A. B. in consideration of the sum of £ of lawful money of Great-Britain, to him in hand paid by the said C. D. did grant, bargain, sell, and release, to the said C. D. his heirs, &c. all that, &c. (*here set out the parcels as in the Deeds, or refer to the registry of a former Deed, where the same parcels are described, as in No. 3, and then proceed as follows*) To hold to the said C. D. his heirs and assigns; subject nevertheless to redemption, upon payment of the said sum of £ and Interest, as therein mentioned; which said Indentures of Lease and Release are witnessed by of gentleman, and of gentleman, and are hereby required to be registered by the said A. B. as witness his hand and seal.

A. B.

*Signed and sealed in**the presence of* L. M.

N. O.

No.

No. XI.

To Register a Deed where all the parties to such Deed are dead, let the Heir, Executor, Administrator, Guardian, or Trustee, of either Grantor or Grantee in the Deed, execute the same, and sign and seal a Memorial in the following form:

A Memorial to be registered, &c. of

An Indenture, bearing date the day
of in the year of our Lord 17
made between, &c. (*follow the foregoing precedents, as to the parties and parcels, and the nature of the Deed, and conclude the Memorial thus*) which said Indenture, as to the execution thereof by the said A. B. and C. D. (*the parties who had originally executed the Deed*) is witnessed by
of gentle-
man, and of

To register a Deed, where all the parties to such deed are dead.

gentleman; and as to the execution thereof by I. K. executor (*or administrator, as the case may be*) of the last Will and Testament of the said

(*one of the parties to the Deed*) is witnessed by L. M. of the Inner-Temple, London, gentleman, and N. O. of the same place,
his

his clerk ; and is hereby required to be registered by the said I. K. as witness his hand and seal.

I. K.

*Signed and sealed in
the presence of* L. M.
N. O.

No. XII.

Of a Judgment.

A Memorial to be registered, &c. of

A Judgment, in his Majesty's Court of King's Bench, (*or as the case may be*) of Trinity-Term, in the 17th year of the reign of King George the III^d, between A. B. Plaintiff, and C. D. otherwise called C. D. &c. Defendant, in a plea of debt for £4000, and for costs 63s.

This must be wrote upon a treble sixpenny piece of parchment.

(leave a space, and proceed thus)

I do hereby certify, That Judgment was signed in the above cause, the

day of

17

(leave another space, and proceed as follows)

I. I.

I. I. Clerk to K. L. of the Inner-Temple,
London, gentleman, maketh oath and faith,
That he was present, and did see Edward
Benton, Esq. (*the Officer who signs the
Certificate*) Secondary of the Court of King's
Bench, sign the Certificate of the Judgment
in the Memorial above-mentioned.

I. I.

Sworn before me, the
day of 17

A Master in
Chancery, or a
Judge of the
Court where the
Judgment is
obtained.

No. XIII.

A Certificate to discharge a Mortgage.

To the Register for the County of Middle-
sex, or his Deputy.

I, A. B. of &c. (*the Mort-
gagee, or Mortgagees in the Deed, or his
or their Executors or Administrators*) Do
hereby certify, That D. D. of

&c. hath paid and satisfied all such sum
and sums of money, as were due and owing
upon an Indenture of Mortgage, bearing
date the day of in the
year of our Lord 17 made between the
said D. D. of the one part, and the said
A. B. of the other part, a Memorial whereof
was registered on the day of

in

in the year of our Lord 17 B.

No. — and I do hereby require an entry of such payment and satisfaction to be made in the Register's Book, wherein the same is registered pursuant to the Act of Parliament in that case made and provided; as witness my hand this day of

17

A. B.

Signed, and satisfaction

acknowledged, in the presence of

I. K. Inner-Temple.

L. M, his Clerk.

No. XIV.

The like to discharge a Judgment registered.

To the Register for the County of Middlesex, or his Deputy.

I, A. B. of &c. (*the Plaintiff in the action*) do hereby certify, that C. D, of &c. (*the Defendant*) hath paid and satisfied all such sum and sums of money as were due and owing upon a Judgment, recovered in his Majesty's Court of King's Bench, of the Term of in the year of the reign of King George the Third, by me the said A. B. against the said C. D, for £ debt, and

and 63s. costs, A Memorial whereof was
registered on the day of
in the year of our Lord 17 B.

N. and I do hereby require an entry
of such payment and satisfaction to be
made in the Registers' Book wherein the
same is registered, pursuant to the Act of
Parliament in that case made and provided.

As witness my hand and seal, this
day of in the year of our
Lord 17 A. B.

*Signed, and satisfaction acknowledged,
in the presence of*

I. K. Inner-Temple.

L. M. his Clerk.

N. B. Both the Witnesses to Certificates
must attend the Register, and produce the
deed or instrument to be discharged; and
must severally swear, they saw the Certificate
signed, and that they heard the party (sign-
ing the same) acknowledge him or herself
fully paid and satisfied, for all money due
upon the Instrument referred to in the Cer-
tificate.

Both the Wit-
nesses to Certi-
ficates to make
oath; &c.

Where the party or parties acknowledg-
ing satisfaction, live at a distance from
London, an Affidavit must be made by both

F

the

ificate, as follows:

No. XV.

Sights and Acknowledged.

E. E. of T. 20001 23.1 in the Country

of Gentleman, and C. D. of

in the same County, Gentle-

man, each speaking for himself severally,

make oath and say, that they were present,

and did see the above-named A. B. sign the

above Certificate; and that the said A. B. at

the time of signing such Certificate, did, in

these Deponents hearing, acknowledge him-

left to be fully paid and satisfied, for all

turn and turns of money due and owing
to John 635

upon the indenture of Mortgage mentioned

A B E E and C D are of the refractive

proper

proper

proper hands-writing of the said A. B. and
of these Deponents.

E. F. C. D.

Sworn at in the

County of this

day of 17

Before me

A Master Extra. in Chancery.

No. XVI.

*Affidavit of the Execution of a Deed and Me-
morial, where all the parties live at a
distance from London, to be ingrossed on a
treble sixpenny piece of parchment.*

A. B. of

in the County of

Gentleman, maketh oath and

faith, that he, this Deponent, was present,

and did see C. D. of in the

County of Gentleman, sign

and seal the Memorial *hereunto annexed,*

*(or if you ingross the Memorial and Affidavit
upon the same piece of parchment, which is the
best method, then say) the above Memorial;*

and this Deponent further faith, that he was

present, and did see the Deed referred to in

such Memorial duly signed, sealed, and

F 2

delivered,

delivered, by the said C. D. and
(*parties executing the same*) and this Deponent
further saith, that the names C. D. and A. B.
respectively, are of the proper hands-writing
of the said C. D. and this Deponent
respectively. A. B.

Sworn, &c.

No. XVII.

A Memorial of a Will or Probat.

A Memorial to be registered, &c.

Of the Probat of the last Will and Testa-
ment of late of
in the parish of in the County
of bearing date the day
of in the year of our Lord
17 whereby the said
amongst other things, did give and devise
unto, &c. *as in the Will*; which said Will is
witnessed by of Gentleman, of
 Gentleman, and of
Gentleman, and is hereby required to be
registered by me of
 one of the Devisees in the
said Will named. As witness my hand and
seal, this day of 17

*Signed and sealed in
the presence of*

N. B.

N. B. This Memorial must be under the hand and seal of some or one of the Devisees, his or their Heirs, Executors or Administrators, Guardians or Trustees, attested by two Witnesses, one of whom must swear to the signing and sealing of such Memorial.

No. XVIII.

A Memorial of a Statute.

A Memorial to be registered, &c.

Of a Statute Staple, (*or Statute Merchant,*
as the case may be)

To be wrote on treble sixpenny stamp parchment, as Memorials of Judgments.

whereby A. B. of the parish of
in the County of Gentleman,
late of in the County of
Gentleman (*as the case is*) before William
Earl Mansfield, chief justice of his Majesty's
court of King's Bench, acknowledged that
he owed to C. D. of the parish of
in the county of Gentleman,
the sum of 2000l. to be paid on the 1st day
of January, 1778;

In London, to be acknowledged before one of the Chief Justices. In the Country, before the Mayor of the Corporation.

(leave a space here of half an inch)

I do hereby certify, that the Recognizance
above

above mentioned was inrolled the 2d day of January, 1778.

(leave the like space here)

William Chamberlayne, Esq. of Gough-Square, is now Clerk of the Statutes.

E. F. clerk to G. H. of the Inner-Temple, London, Gentleman, maketh oath, that he did see *William Chamberlayne, Esq.* Clerk of the Recognizances in the nature of Statute Staple, sign the Certificate above mentioned. E. F.

*To be sworn before a
Master in Chancery.*

No. XIX.

A Memorial of a Recognizance in the High Court of Chancery.

A Memorial to be registered, &c. of

Follow the words of the Recognizance.

A Recognizance entered into in his Majesty's High Court of Chancery, bearing date at Westminster the day of 17 and acknowledged before

Esq. one of the Masters of the said court, whereby A. B. of the parish of in the County of Gentleman, before our Lord the King, in his Chancery appearing, acknowledged himself

self to owe to *Sir Thomas Sewell, Knight*, Master of the Rolls, and *Peter Holford, Esq.* one of the Masters of the said Court, the sum of 2000l. to be paid to the said *Sir Thomas Sewell* and *Peter Holford*, or to either of them, their or either of their Executors or Administrators, on the day of next ensuing the date of the said Recognizance.

I do hereby certify, that the Recognizance above mentioned was inrolled in the High Court of Chancery the 2d day of January, 1778.

JOHN MITFORD.

E. F. clerk to G. H. of the Inner-Temple, London, Gentleman, maketh oath, that he did see *John Mitford*, deputy clerk to execute the office of Inrollment in the High Court of Chancery for the county of Middlesex, sign the Certificate of the Inrollment of the Recognizance in the Memorial above mentioned. E. F.

N. B. The above Memorial must likewise be ingrossed upon a treble sixpenny stamp piece of parchment, on account of the Affidavit, which must likewise be sworn before a Master in Chancery.

TABLE

The following are the names of the persons who have been appointed as members of the Board of Directors of the National Association of Manufacturers:

Mr. J. B. Connelley, President
Mr. C. F. Johnson, Vice-President
Mr. W. H. Ladd, Secretary
Mr. E. A. Tamm, Treasurer

The Board of Directors will meet at the Hotel New York, New York, on Monday, January 1st, 1906.

1. The above mentioned

The above information was obtained from the records of the Department of the Interior, Bureau of Land Management, and is being furnished to you for your information.

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